



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel
Director of Planning

At its meeting held April 26, 2005, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Hearing on proposed amendments to Title 22 - Planning and Zoning, to establish a streamlined and less costly procedure for processing shared water well zoning applications for the sharing of water wells in certain residential and agricultural zones in the unincorporated areas of the County (All Districts); also approval of Negative Declaration (ND) and determination that the project will not have a significant effect on the environment or adverse effect on wildlife resources, that the proposed amendments are consistent with the Los Angeles County General Plan, and that the ND reflects the independent judgment of the County, as further described in the attached letter from the Director of Planning dated January 12, 2005.

All persons wishing to testify were sworn in by the Executive Officer of the Board. Ron Hoffman and Leonard Erlanger, representing the Department Regional Planning; and Richard Wagener, representing the Department of Health Services, Environmental Health Division testified. Opportunity was given for interested persons to address the Board. William Root addressed the Board. No correspondence was presented.

Supervisor Antonovich made the following statement:

"The Shared Water Well Ordinance will establish a new regulatory framework for the proposed sharing of a water well. The requirement for a conditional use permit and a public hearing will be replaced by a discretionary director's review with significantly reduced fees and shorter processing times. Provisions requiring environmental review, notification of surrounding property owners, and recorded covenants will provide appropriate health and safety safeguards for County residents sharing a water well.

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“Consistent with the suggestions in the Board Report dated March 31, 2005, submitted by the Department of Regional Planning, the ordinance’s zoning application submittal requirements can be modified without reducing these safeguards. Specifically, the ordinance should be changed in the following ways:

1. The surrounding property owner notification radius should be reduced from 1,500 feet to 1,000, consistent with notification for other discretionary entitlement applications in the 5th District;
2. The Fire, Public Works, and Health Services Department approvals should be deferred to the building permit stage;
3. The comprehensive hydrology report requirement should be reduced to data relating to groundwater depth, well yield and water quality; and
4. The requirement for topographic and drainage information on the plot plan should be deleted.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Burke, unanimously carried (Supervisor Knabe being absent), the Board closed the hearing and took the following actions:

1. Considered and adopted the Negative Declaration (ND) together with any comments received during the public review process; made a finding that on the basis of the entire record before the Board there is no substantial evidence that project will have a significant effect on the environment, and that the ND reflects the independent judgment and analysis of the Board.
2. Approved the recommendations of the Regional Planning Commission to establish new case processing procedures and standards for the sharing of water wells in certain residential and agricultural zones;

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3. Made a finding that adoption of the proposed amendments to Title 22 - Planning and Zoning is compatible with and supportive of the goals and policies of the County's General and Strategic Plans; and is de minimus in its effect on fish and wildlife resources; also authorized the Director of Planning to complete and file a Certificate of Fee Exemption for the project; and
4. Directed County Counsel to prepare a final ordinance for adoption to amend Title 22 - Planning and Zoning of the Los Angeles Code as recommended by the Commission and as amended to include the following:
 - a. The surrounding property owner notification radius should be reduced from 1,500 to 1,000 ft. consistent with notification for other discretionary entitlement applications in the 5th District;
 - b. The Fire, Public Works, and Health Services Department approvals should be deferred to the building permit stage;
 - c. The comprehensive hydrology report requirement should be reduced to data relating to groundwater depth, well yield and water quality; and
 - d. The requirement for topographic and drainage information on the plot plan should be deleted.

In addition, Supervisor Yaroslavsky requested County Counsel to prepare a memorandum to the Board, prior to the finalization of the ordinance, relating to the appellate process on the discretionary director's review.

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Attachments

Copies distributed:

Each Supervisor
Chief Administrative Officer
Contact, Regional Planning Commission